

July 8, 2003

FAX TO 488-9174 (2pp)

Jeff L. Williams, Construction Manager
Leon County Facilities Management & Construction
1907 S. Monroe Street
Tallahassee, Florida 32301

RE: N.E. Branch – McCord House Renovations
LeRoy Collins Leon County Public Library
Tallahassee, Florida
JRA #97136Mc (CA/BC)

Dear Jeff,

Per our conversation earlier today, we offer the following observations with regard to the recent bids received for the above reference project.

JRA submitted a cost estimate of \$235,910.00. This cost opinion was originally submitted December 15, 2000 - over 32 months ago. It was based on JRA's knowledge of the project at that time (i.e. project scope, existing condition of the structure, applicable codes in force at the time, bidding climate, etc.).

The project was finally bid on July 1, 2003, with low bid at \$394,230.00. In the intervening 2½ years there have been many changes which adversely affected the cost of the proposed renovations.

These changes include:

- Program revisions.
- Inflation.
- Bidding climate (only two contractors submitted bids). Increased volume of construction in the area, particularly in small to medium size work.
- Changes in code requirements: New Florida Building Code and new edition of the Florida Fire Prevention Code, resulting in increased scope of work to meet Life Safety requirements. (As of this writing, we have not received final approval of 'alternative protection plan' or acceptance of existing stair as the sole means of egress from the second floor).
- Significant deterioration of building envelope w/ possible structural damage, and vandalism over the last three years - not all of which has been incorporated into the bid documents. Further cost increases may still result depending on actual conditions. (We recommend a minimum 10% project contingency for these unknown conditions).

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In spite of these factors, during the past 2½ years JRA had been regularly advised that the project budget would not be increased.

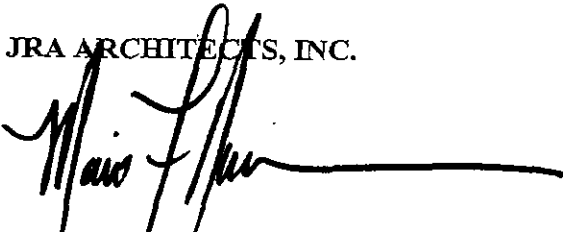
At this time, the bid documents reflect the minimum program requirements requested by the owner/user. The majority of this work is directly related to bringing the building into compliance with current life safety, building, and accessibility codes. The current scope therefore, offers few if any value engineering opportunities.

Finally, in reviewing the low bid breakdowns, the increased cost appears to be spread throughout the entire scope of the work.

If you have any questions or need additional information, please contact our office.

Sincerely,

JRA ARCHITECTS, INC.



Mario F. Nunez

cc: File/Book

Attachments:

